

Office of Facilities Design and Construction
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: AUTHORIZE THE SUPERINTENDENT TO EXPLORE WITH THE MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (“COUNTY”), AND JEWISH COMMUNITY SERVICES OF SOUTH FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (“JCS”), AS POTENTIAL DEVELOPER, A PARTNERSHIP UTILIZING PORTIONS OF THE MIAMI BEACH FIENBERG/FISHER K-8 CAMPUS, LOCATED AT 610 ESPANOLA WAY, MIAMI BEACH, FLORIDA, TO INCLUDE AN EARLY CHILDHOOD CENTER, CULINARY ARTS LAB, OTHER EDUCATIONAL PROGRAMS, AND M-DCPS WORKFORCE HOUSING

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Background

Miami-Dade County is facing a housing affordability crisis which directly impacts the Miami-Dade County Public School’s workforce and the students and families the District serves. Home prices have increased annually for 11 years. New arrivals to the Miami-Dade area are also impacting the already expensive dwindling inventory. Many residents have opted to, or have no other choice, but to rent; however, the rents have become exponentially higher too. On April 8, 2022, Miami-Dade County Mayor Levine-Cava declared a housing affordability crisis, as local rents have increased over 30% in the last year alone. Part of the County’s action plan includes leveraging partnerships with landowners to increase the inventory of affordable housing for our local workforce. This strategy was highlighted as an emerging best practice due to the School Board/Miami Dade County partnership that has led to the expansion of Southside Preparatory Academy which also includes 10 workforce housing units. The School Board has also approved the exploration of three additional potential projects including a partnership at Phillis Wheatley Elementary School, JRE Lee Education Center and Dunbar K-8 Center. All of these projects contemplate potential workforce housing for District employees, but must also include investments in renovating, expanding or building of new District-owned facilities on District property. This is a required criteria that is integrated within all of these currently authorized potential projects (see Agenda Items F-7 July 25, 2018, F-4 April 29, 2020 and F-1 June 17, 2020), and proposed plans will be brought back to the Board for consideration and approval.

F-4

Additionally, at the August 15, 2022, School Board meeting, *Agenda Item H-9 Policies, Procedures, Partnerships, And Provisions Regarding School Board Owned Property* was passed unanimously and included direction that requires all projects related to the development and use of Board-owned real estate, ensure that the Board's interest in public education is protected and promoted.

Jewish Community Services of South Florida, Inc., a Florida Not-for-Profit Corporation ("JCS")

Since March 1981, Jewish Community Services of South Florida, Inc., a Florida not-for-profit Corporation ("JCS") has leased a portion of the Miami Beach Fienberg/Fisher K-8 Center ("School") campus to provide a broad range of recreational and social programs to the elderly living in the greater Miami Beach community. JCS hosts a variety of complementary programs for older adults, including lunch service, transportation services through Senior Ride and Meal Programs (providing 23,500 trips to 300 seniors to lunchrooms, grocery stores, pharmacies and medical appointments), recreational programming and Lambda Living (offering a range of supportive services to over 250 LGBTQIA older adults annually), and other similar activities and functions serving individuals, families and seniors living in Miami Beach and nearby communities. In 2019, JCS served more than 16,000 hot lunches and provided 400 recreational activities to more than 300 seniors. JCS has also partnered with the District to provide educational programs and to host interns through the Summer Internship Program. Due to the current COVID-19 Pandemic, JCS transitioned over 120 clients from on-site visits at the Center to home delivered meals, delivering 5,000 meals weekly to over 900 seniors a month living across Miami-Dade County. JCS staff continue to provide wellness checks to its clients, and assists with online shopping and grocery deliveries to homebound seniors.

Given the long term use of the leased facility by JCS, its recent substantial investment in capital improvements to the leased building and its ongoing commitment to serve the critical needs of the elderly in the greater Miami Beach area, the Board, at its meeting of January 13, 2021, extended the lease term with JCS to June 30, 2026.

Proposed Board Action

In collaboration with the County, JCS wishes to assume responsibility for developing a portion of the property adjacent to its current leased site, approximately 30,000 square feet (0.68 acres), as well as other potential portions of the site in order to provide affordable and workforce housing units. District staff have determined that improvements could include a new facility for an Early Childhood Center, culinary arts lab, and other educational programs. In order to explore the feasibility of the above concepts, discussions with JCS and the County would be required. If successful, a subsequent recommendation will be submitted for the Board's consideration at a future meeting.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to:

- 1) explore with the Miami-Dade County Public Housing and Community Development Department (“County”), and Jewish Community Services of South Florida, Inc., a Florida not-for-profit corporation (“JCS”), as potential developer, a partnership utilizing portions of the Miami Beach Fienberg/Fisher K-8 campus, located at 610 Espanola Way, Miami Beach, Florida, to include an Early Childhood Center, culinary arts lab, other educational programs, and M-DCPS workforce housing; and
- 2) present additional details and formulate recommendations to the Board at a subsequent meeting, should discussions with the County and JCS be successful.